

**DATE:** 07.21.2015

**TO:** ProTrak

**FROM:** Bill McDow  
Transportation Planning

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■ **THE PARKER BUILDING [TRC Plan Review]**

🌀 Initial Review Note 🌀

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

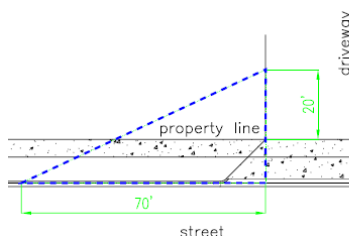
The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

**NCDOT:**

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allen Hancock, PE at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

**TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and distance):**

1. The driveway curb return must be at least 6.5' from intersecting property lines. [Chapter VII, C, Table 4 CofWTSSM]
2. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [Chapter VII, C(1)(a)(2)12 CofWTSSM]
3. The proposed driveway appears to drain to Wrightsville Ave, please provide drainage features to prevent water from flowing into the street.
4. Provide dimensions for the proposed and existing sidewalk(s).
5. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
6. Show and apply the City's 20'x70' sight distance triangle at each driveway on the site plan and landscaping plan. [Sec.18-529(c)(3)CofW LDC] Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]



7. The proposed driveway has a power pole and guide wire that appears to be within the taper area for the driveway. Please verify the location of this guide wire.
8. Show the driveway width. The minimum two-lane driveway width is 23'. [\[7-9 CofW Tech Stds\]](#)

#### **TECHNICAL STANDARDS – PARKING:**

9. The site has proposed small vehicle parking spaces 8.5' in width by 16' in length. The parking spaces must have 2.5 overhang between the space and walls or other vertical obstructions. Ensure the spaces do not hit the existing Oak Tree in this area.
10. The proposed gate with emergency opening must be accessible for Fire Response.
11. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing (an email is acceptable). [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
12. The backing stub is to be 10' deep by 15' wide. Please dimension. [\[Chapter VII, Detail SD 15-12 CofWTSSM\]](#)
13. As the developer has chosen to provide automobile spaces, please provide bicycle parking in accordance with Sec. 18-528. Please add the required number and the proposed number to the site data table and graphically indicate on the plans the location of bike parking. [\[Sec.18-528 CofW LDC\]](#)

#### **TECHNICAL STANDARDS – Barrier Free Design:**

14. The proposed access aisle for the handicap space is 5' wide. Please increase the aisle width to 8' to make it Handicap Van Accessible.
15. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

#### **GENERAL NOTES TO ADD TO THE PLAN:**

- A. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.

#### **MISCELLANEOUS:**

- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Detail of the Sight Distance Triangles are not required to be shown on the site details page SD-4.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.